

September 15, 2022

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Ms. Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**RE: STATEMENT OF JUSTIFICATION FOR REZONING AND SITE PLAN APPLICATIONS
PROPERTY: 716 S. GLEBE ROAD (RPC #23-028-016, -026, -027, -028, -030, -031)
OWNER/APPLICANT: REVERA US ARLINGTON PROPCO, LLC**

Dear Ms. Vonhm:

This firm represents Revera US Arlington Propco, LLC (the “Applicant”), an affiliate of Sunrise Senior Living, LLC and the title owner and applicant for 716 S. Glebe Road (RPC #23-028-016, -026, -027, -028, -030, and -031) (the “Property”). On behalf of the Applicant, please accept this letter as a statement of justification for a Rezoning and Site Plan Application.

By way of background, the Property is currently developed with a church. It consists of six parcels with an aggregate site area of approximately 86,364 square feet (1.98 acres) of land according to survey data. The parcels are split zoned to the R-5/R-6 zoning districts and are designated for “Semi-Public” use on the General Land Use Plan Map. The property is not subject to an existing site plan approval.

The Applicant seeks to redevelop the Property with a senior assisted living facility. The proposed four-story building would provide a total of 108 assisted living units to accommodate the growing demand for assisted living services in Arlington. The building would include common and service areas, a covered porch, and an outdoor garden. The Applicant proposes 55 vehicular surface parking spaces to be located onsite, to include three handicapped spaces.

To facilitate the project, the Applicant proposes to rezone the Property to the “S-D” Zoning District and establish a Site Plan for the Property. Given the General Land Use Plan designates this Property as “Semi-Public,” the Property is eligible to be rezoned to the “S-D” Zoning District. The Applicant also proposes any modifications for bonus density, density exclusions, parking, loading, and other modifications as may be necessary to support the proposed development. Please refer to the attached drawings and documentation for additional details.

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The proposed development would expand the availability and supply of assisted living facilities in Arlington County. This facility would provide or coordinate personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the protection, general supervision and oversight of the physical and mental well-being of aged, infirm, or disabled adults. The current supply of such facilities in Arlington County is insufficient to meet the current demand.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kedrick N. Whitmore". The signature is fluid and cursive, with a prominent initial "K" and "W".

Kedrick N. Whitmore